



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

September 11, 2006

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Agenda No. 11
07/25/06

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

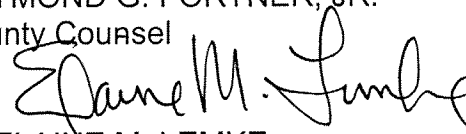
**Re: CONDITIONAL USE PERMIT NUMBER 04-137-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

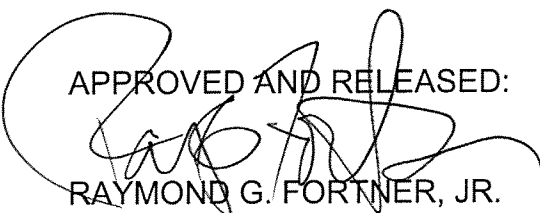
Your Board previously conducted a hearing regarding the above-referenced conditional use permit to authorize construction, operation, and maintenance of a construction equipment storage facility with appurtenant parking and landscaping in the Castaic Canyon Zoned District. At the conclusion of the hearing, you indicated an intent to approve the requested permit and instructed us to prepare the appropriate findings and conditions for the permit for approval. Enclosed are the proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

EML:di
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 00-194-(5)**

1. The applicant is requesting a Conditional Use Permit ("CUP") to authorize the construction, operation, and maintenance of a construction equipment storage facility on the 1.57-acre subject property located at 32170 North Castaic Road. The subject property is situated on the east side of Castaic Road, between Castaic Road and the Interstate 5 Freeway ("I-5 Freeway"), approximately one-half mile north of the intersection of Lake Hughes Road and Castaic Road in the Castaic Canyon Zoned District.
2. The subject property is triangular in shape with gently sloping to flat topography. Access to the property is via Castaic Road to the west.
3. The subject property is currently zoned A-2-2 (Heavy Agricultural-two acres minimum required area). The applicant, however, also requested a zone change to M-1-DP (Light Manufacturing – Development Program). The Regional Planning Commission ("Commission") recommended that the Board of Supervisors ("Board") approve said requested zone change, Zone Change No. 04-137-(5). Approval of the CUP will not become effective until the Board has adopted an ordinance effecting the proposed change of zone and such ordinance has become effective.
4. The project is consistent with the proposed M-1-DP zoning classification. Section 22.32.040 of the Los Angeles County Code ("County Code") provides that an equipment storage facility is permitted in the M-1 zone. Pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the CUP and approved development program contained therein.
5. The surrounding properties are zoned as follows:

North: M-1 and A-2-2;

South: M-1;

East: Northlake Specific Plan; and

West: M-1 and R-1-5,000 (Single-Family Residence-5,000 square feet minimum lot area).
6. Surrounding land uses consist of the following uses:

North: Storage facility, truck repair, tow yard, and vacant properties;

South: Vacant properties and the I-5 Freeway;

East: Vacant properties and the I-5 Freeway; and

West: Recreational vehicle storage facility, watercraft sales, the I-5 Freeway, and single-family residences.

7. The project site is designated within the "Industry" land use category of the Santa Clarita Valley Area Plan ("SCVAP"). This land use category includes areas designated for light, medium, and heavy industrial uses. While the SCVAP does not distinguish intensity and type of industry, it implies that it may be clean, nonpolluting, with no offensive odors, and that it be visually attractive. Based upon prevailing land use, the proposal to develop the subject property with a construction equipment storage facility would be compatible with existing land use patterns. The design of the proposed development will not have significant adverse impacts on adjacent properties. In addition, the subject property is surrounded by properties with similar types of uses. The subject property has access to roadways and highways and will provide on-site parking and road improvements in accordance with the County Code. The proposal to rezone the subject property from A-2-2 to M-1-DP to accommodate a construction equipment storage facility can be found consistent with the goals and policies of the Industry land use classification of the SCVAP.
8. The project promotes the County's Strategic Plan goal of providing service excellence. The CUP and Zone Change will allow development of an underused site and promote economic growth in the Castaic community in compliance with the SCVAP.
9. The following are prior zoning applications involving the subject property:
 - A. The current A-2-2 zoning on the subject property became effective on August 1, 1958, following the adoption of Ordinance No. 7361, which established the Castaic Canyon Zoned District;
 - B. Plot Plan No. 11321 was approved by the Department of Regional Planning ("Department") on September 29, 1964, for an outdoor advertising sign (320 square feet) on the subject property;
 - C. CUP No. 98-110 was filed with the Department on August 19, 1998, for a fiber optic communication facility on the subject property. The request was withdrawn on February 1, 1999; and
 - D. Zone Change and CUP No. 00-55 cases to rezone the subject property from A-2-2 to M-1-DP and implement a watercraft storage facility were heard by the Commission on August 12, 2000. These requests were withdrawn on March 21, 2001.

10. The applicant's site plan labeled Exhibit "A," shows the 1.57-acre subject property developed with a storage facility for construction equipment with 11 parking spaces. One of the spaces will be reserved for people with disabilities. The parking spaces are located along the northern property boundaries. The applicant will provide 1,819 square feet of landscaping along Castaic Road, which is approximately 2.7 percent of the project site. An eight-foot high concrete block wall is shown along the western property line. The storage area is depicted along the eastern portion of the subject site. The applicant is not proposing any structures at this time but noted a temporary trailer may be used in the future. Access to the site will be provided by two 30-foot driveways via Castaic Road to the west.

11. The proposed project complies with the development standards of the M-1 zone as set forth in Section 22.32.040 of the County Code, as follows:

- A. All outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence (Section 22.52.570). Said fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the property line. The area between the fence and the lot line shall be fully landscaped. (Section 22.52.610)

The applicant's site plan depicts an eight-foot tall block wall along Castaic Road. The applicant is not proposing to extend the wall along the northern and eastern property boundaries as the property is flanked by an existing storage facility to the north and the I-5 Freeway to the east. The applicant is proposing a three-foot wide landscaped area along the proposed wall. The applicant's site plan is in compliance with this wall requirement.

- B. All required fences or walls which are open to view from any street or highway, or any area in a residential, agricultural, or commercial zone, shall be provided with at least one-square-foot of landscaping for each linear foot of such frontage and said landscaping shall be developed in accordance with a site plan. (Section 22.52.630.A)

The applicant's site plan depicts 666 feet of frontage on Castaic Road, requiring 666 square feet of landscaping along that frontage. The site plan also depicts 1,819 square feet of landscaping along this frontage. The applicant's site plan is in compliance with this landscaping requirement. In addition, the applicant is proposing to provide additional landscaping comprised of drought-tolerant ground covers and shrubs within a portion of the Castaic Road right-of-way.

- C. Required fences which are not open to view from any street or highway or any area in a residential, agricultural, or commercial zone may be constructed of material other than as specified in subsection B of this section if constructed and maintained in accordance with the provisions of this Part 7. (Section 22.52.610.C)

The applicant's site plan depicts existing chain link fences along the northern and eastern property lines. Additional fencing or walls along these areas are not necessary as the existing development north of the subject property is zoned M-1 and the I-5 Freeway which abuts the property to the east is elevated approximately 20 to 30 feet. The conditions of approval will require the maintenance of an eight-foot high chain link fence. The Board finds that additional landscaping along this fence as recommended by the Castaic Area Town Council is not necessary.

- D. Vehicle parking shall be provided as required by Part 11 of Chapter 22.52. The proposed use, an outdoor storage facility for construction vehicles and equipment, is not defined in Part 11 of Chapter 22.52. However, Section 22.52.1140 requires not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees. The applicant has indicated there will be a maximum of seven employees per workday. Therefore, four spaces are required, one of which shall be handicapped accessible.

The applicant's site plan depicts 11 parking spaces, one of which is a van-accessible handicapped space. Pursuant to the American with Disabilities Act requirements, one of the handicapped spaces shall be van accessible. The applicant is in compliance with the applicable parking requirements.

- E. Signs shall comply with the requirements of Part 10 of Chapter 22.52. In the M-1 zone, a maximum of three square feet of wall sign area for each one linear foot of building frontage is permitted. (Section 22.32.080.C)

The applicant does not have building frontage and is not proposing to place any signage at this time. However, signs placed on the wall along Castaic Road must be in compliance with Section 22.52.610.E.2. of the County Code.

The applicant has not provided any sign plans or elevations. As a condition of approval of this grant, the applicant will be required to submit sign plans and elevations in compliance with Section 22.52.870 of the County Code.

12. The applicant is required to submit a development program, consisting of a plot plan and a progress schedule, in accordance with Section 22.40.050 of the County Code. The plot plan shall show the location of all proposed structures; the alteration or demolition of any existing structures; development features, including grading, yards, walks, landscaping, height, bulk, and arrangement of buildings and structures; signs; the color and appearance of buildings and structures; and other features as needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and compatible in keeping with the character of the surrounding area. The applicant has provided a site plan depicting the proposed development on the property.
13. Pursuant to Section 22.40.050.B of the County Code, a progress schedule is required, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made. As a condition of approval of this grant, the applicant will be required to submit a progress schedule prior to development commencement.
14. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence the project will have a significant adverse effect on the environment. The Board of Supervisors has determined that a Negative Declaration is the appropriate environmental documentation for this project under CEQA reporting requirements.
15. Staff received comments regarding this request from the Department of Public Works, Traffic and Lighting Division; the Los Angeles County Fire Department; and the California Department of Transportation. Where appropriate, their comments have been included as conditions of approval of this grant.
16. Compliance with the recommended conditions of approval and with the development program for the subject property will ensure compatibility with surrounding land uses.
17. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program will provide necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. After consideration of the Negative Declaration together with all comments received during the public review process, finds on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopts the Negative Declaration; and
- 2. Approves CUP No. 04-137-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 04-137-(5)

1. This grant authorizes the use of the subject property for a construction equipment storage facility with appurtenant parking and landscaping, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Further, this grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change No. 04-137-(5) and an ordinance reflecting such change of zone has become effective.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

6. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. This grant shall terminate on October 12, 2026. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, an extension request may be filed with the Department at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time. The Director of the Department ("Director") shall evaluate the applicant's compliance with the conditions of approval and the permit shall be extended for an additional 10 years, if the permittee is found to be in substantial compliance with the conditions of approval and has exercised utmost diligence to resolve any Notice of Violation. Additional extensions may be granted upon request if the applicant is found by the Director to be in substantial compliance with the conditions of this grant after the initial extension.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$3,000. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for 20 annual inspections. Inspections shall be unannounced. If this

grant is extended pursuant to Condition No. 9, the applicant shall deposit the appropriate fee to provide for 10 annual inspections for each approved extension.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).

11. Within five days of the approval date of this grant, the permittee shall remit processing fees (currently \$1,275) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. A revocation/modification public hearing shall be held before the Commission in accordance with Section 22.60.174 of the County Code. The permittee shall pay or reimburse the County for all necessary fees associated with such hearing.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.
14. All requirements of the Los Angeles County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.

17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. Within 90 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval, including the following: 1) submit sign elevations which depicts the dimensions and location of the wall sign; 2) show the location of the office trailer and a development schedule in accordance with all development program features required by Section 22.40.050.A of the County Code; 3) indicate the paving material of the storage and parking areas; 4) provide 10 Cedrus Deodara cedars along Castaic Road; 5) show a chain link fence not less than eight feet in height along the northern and eastern property boundaries; and 6) show the location and height of the proposed flag pole. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
19. Within 90 days of the approval date in adherence to development in accordance with the site plan on file of this grant, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into the revised Exhibit "A," described above. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, including proper pruning, weeding, litter removal, fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
20. Prior to issuance of building permits or grading permits, the applicant shall submit a liquefaction analysis and a drainage concept plan to the Department of Public Works for review and approval.
21. The following development program conditions shall apply:

- A. No building or structure of any kind except a temporary structure used only in developing the property according to the development program shall be built, erected, or moved onto any part of the property;
 - B. No existing building or structure which is to be demolished shall be used; and
 - C. All improvements shall be completed prior to the occupancy of any structures or the commencement of the use.
22. The construction, operation, and maintenance of the construction equipment storage facility shall be further subject to all of the following restrictions:
- A. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction or grading phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - B. Project construction activity, including engine warm-up, shall be limited to those hours between 7:00 a.m. and 6:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m., Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise effects to adjacent residences. Parking of construction worker vehicles shall be on site;
 - C. The permittee shall make arrangements with the serving utilities to install any new facilities necessary to furnish utility service for the development;
 - D. A minimum of 11 on-site parking spaces shall be provided and continuously maintained, including one van-accessible space reserved for persons with disabilities;
 - E. Required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;
 - F. Except for required landscaping, the subject property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way or adjacent properties. The permittee must demonstrate that the entire lot is

paved to the satisfaction of the Department of Public Works and the Director;

- G. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within 30 minutes after conclusion of activities with the exception of sensor-activated security lights and/or low level lighting;
- H. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a lighting plan, which may be incorporated into the revised Exhibit "A," described above. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting;
- I. The height of all structures shall not exceed 35 feet above finished grade;
- J. The proposed flag pole shall be subject to the review and approval of the Castaic Area Town Council;
- K. Not less than 2.7 percent of the 1.57-acre development area shall be landscaped. A three-foot wide landscaping area consisting of at least 10 Cedrus Deodara Cedars with drought-tolerate ground cover and shrubs shall be provided along Castaic Road. Except for the street trees, the permittee shall maintain all landscaping along the property frontage on Castaic Road;
- L. The permittee shall maintain an eight-foot tall concrete block wall with a pilaster element along the property's western frontage (along Castaic Road). Said wall shall be finished with a uniform neutral color, excluding black, which blends with the surrounding terrain. An alternate design may be considered by the Director if practical difficulties or unnecessary hardships exist due to physical conditions or restrictions and such a design is in conformity with the intent and purpose of the Castaic Community Standards District;
- M. Operating hours for the storage facility are restricted to the hours between 4:00 a.m. to 10:00 p.m., Monday through Saturday. All deliveries to the subject property shall also be within these operating hours;
- N. Except for minor equipment repairs and installations, the facility shall not provide repair services such as body and fender work, painting, major engine overhaul, or transmission repair;
- O. Pursuant to Section 22.52.610.E.2 of the County Code, one identification sign not more than 30 square feet may be placed on the wall along Castaic Road;

- P. The permittee shall maintain a current contact name, address, and phone number with the Department at all times;
- Q. One office trailer not less than 500 square feet may be located on the subject property;
- R. The use of an outdoor public address system or similar acoustical device is prohibited;
- S. Equipment stored within 10 feet of the wall along the western property line shall not exceed the height of said wall;
- T. All construction supplies shall be stored in storage containers or trailers;
- U. The permittee shall not store or use hazardous materials;
- V. Uses on the subject property shall be limited to those permitted in the M-1 zone;
- W. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memoranda dated January 13, 2005, and April 13, 2005, except as otherwise required by said department; and
- X. The permittee shall comply with all conditions set forth in the attached Los Angeles County Fire Department memorandum dated December 10, 2004, except as otherwise required by said department.

ATTACHMENTS:

Department of Public Works memoranda dated January 13, 2005 and April 13, 2005.
Los Angeles County Fire Department memorandum dated December 10, 2004



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 13, 2005

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

FROM: Barry S. Witler *Barry S. Witler*
Transportation Planning and Subdivision Review Section
Land Development Division

CONDITIONAL USE PERMIT NO. 04-137

We have reviewed the subject Permit in the Castaic area in the vicinity of Castaic Road (32170 North Castaic Road) and the Golden State Freeway. This Permit is to allow a contractor equipment yard in addition to a zone change.

We recommend that this Permit not be approved at this time. The applicant shall submit a traffic study to Public Works for review and approval or provide additional traffic/project information demonstrating that the project will not significantly impact area roadways and intersections in the area to the satisfaction of Public Works. If a traffic study is required, comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. Provide a signing and striping plan on Castaic Road and any other off-site location based on the traffic impact analysis report to the satisfaction of Public Works. For additional questions, please contact Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.

If this Permit is approved, we recommend the following conditions:

1. Construct curb, gutter, base, pavement, and sidewalk on Castaic Road along the property frontage to the satisfaction of Public Works.
2. Construct transition improvements in the vicinity of southerly property line to the satisfaction of Public Works.

Post-it® Fax Note	7671	Date	3-7-05	# of pages	3
To	SAM DEA		From	WALLEN	
Co./Dept.			Co.		
Phone #			Phone #	626-458-4913	
Fax #			Fax #		

Russell Fricano
January 13, 2005
Page 2

3. Plant street trees on Castaic Road to the satisfaction of public Works.
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Castaic Road along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing lighting district. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights, in the amount of \$24,000, and comply with the conditions listed below in order for the lighting districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to the Street Lighting Section. Contact the Street Lighting Section for map requirements, and with any questions at (626) 300-4726.
 - c. The area must be annexed into the lighting district, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, and all street lights in the project or approved project phase have

Russell Fricano
January 13, 2005
Page 3

been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.
5. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any aboveground utility structures in the parkway.
6. Prior to the issuance of a building permit, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of building permit application to the satisfaction of Public Works. The current applicable fee is \$3,400 per factored unit and is subject to change.

WH:ca

P:\LD\PUB\TRANS\CUP\CUP 04-137\ZONE CHANGE + CONTRACTOR EQUIPMENT YARD

cc: Traffic and Lighting (Abdelhadi, Chon, Alfonso)



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

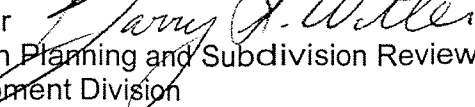
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 13, 2005

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

Attention Sam Dea

FROM: Barry S. Witler 
Transportation Planning and Subdivision Review Section
Land Development Division

CONDITIONAL USE PERMIT NO. 04-137

We have further reviewed the subject Permit in the Castaic area in the vicinity of Castaic Road (32170 North Castaic Road). This Permit is to allow a contractor equipment yard in addition to a zone change. The following revised conditions supersede our previous comments and recommended conditions dated January 13, 2005.

If this Permit is approved, we recommend the following conditions:

1. Construct curb, gutter, base, pavement, and sidewalk on Castaic Road along the property frontage to the satisfaction of Public Works.
2. Construct transition improvements in the vicinity of southerly property line to the satisfaction of Public Works.
3. Plant street trees on Castaic Road to the satisfaction of Public Works
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Castaic Road along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726

- b. The proposed development, or portions thereof, are not within an existing lighting district. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights, in the amount of \$24,000, and comply with the conditions listed below in order for the lighting district to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to the Street Lighting Section. Contact the Street Lighting Section for map requirements, and with any questions at (626) 300-4726.
- c. The area must be annexed into the lighting district, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, and all street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

Russell Fricano
April 13, 2005
Page 3

5. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any aboveground utility structures in the parkway.
6. Prior to the issuance of a building permit, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of building permit application to the satisfaction of Public Works. The current applicable fee is \$3,400 per factored unit and is subject to change.

WH:ca
P:\LDPUB\TRANS\CUP\S\CUP 04-137ZONE CHANGE + CONTRACTOR EQUIPMENT YARD

cc: Traffic and Lighting (Abdelhadi, Chon,)

RP / ZP



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: December 10, 2004

TO: Department of Regional Planning
Permits and Variances

SUBJECT: CUP 04-137

LOCATION: 32170 Castaic Road, Newhall

- ☐ The Fire Department has no additional requirements for this permit.
- ☐ The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Install _____ Public and/or _____ On-site and/or _____ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Provide the Fire Department written verification if any structures are to be built on this property so more specific requirements can be addressed.
- ☒ Location: The fire hydrant locations and fire flow will be addressed based on the initial information to be provided.
- ☒ Access: Provide vehicular access as shown on the plan. The gate opening shall be The gates shall comply to the Fire Department's Regulation #5. All gate accessory hardware shall be out of the accessway when the gate is in fully open position.
- ☐ Special Requirements: _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: WALLY COLLINS for
Janna Masi

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783